



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 6/4/91  
Posted for: John Gontrum, Esq., 814 Eastern Blvd., Baltimore, Maryland 21221  
Location of property: 2333' NW of c/1 Mt. Vista Road, 6940 Mt. Vista Road, 11th Election District, 5th Councilmanic District  
Location of Sign: Along Mt. Vista Road, between 6940 Mt. Vista Road and 6940 Mt. Vista Road, 11th Election District, 5th Councilmanic District  
Remarks: See above for property description  
Posted by: J. Robert Haines Date of return: 6/29/91  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/13/91.

NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER

S. Zeke Orlov  
Publisher

\$70.74

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6/14/91  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/13/91.

THE JEFFERSONIAN,

S. Zeke Orlov  
Publisher

\$70.74

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

receipt

Date: 6/14/91  
TOTAL: \$35.00  
TOTAL: \$35.00

Please Make Checks Payable To: Baltimore County 0940440090MCHRC  
0940440090MCHRC 6/14/91 \$35.00

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

receipt

Date: 9/1-4/8

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 6/24/91

John Gontrum, Esq.,  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE:  
Case Number: 91-448-A  
NW/3 Belair Road, 2333' NE of c/1 Mt. Vista Road  
6940 Mt. Vista Road  
11th Election District - 5th Councilmanic  
Petitioner(s): John Gontrum, Personal Representative of Marilyn Gontrum  
HEARING: WEDNESDAY, JULY 10, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 95.74 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 31, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-448-A  
NW/3 Belair Road, 2333' NE of c/1 Mt. Vista Road  
6940 Mt. Vista Road  
11th Election District - 5th Councilmanic  
Petitioner(s): John Gontrum, Personal Representative of Marilyn Gontrum  
HEARING: WEDNESDAY, JULY 10, 1991 at 9:00 a.m.

Variance to permit 3 existing farm buildings to setback 20 ft., 46 ft. and 60 ft. and 70 ft. on a corner in lieu of the required 75 ft. setback from the centerline of adjoining streets.

Zoning Commissioner of  
Baltimore County

cc: John Gontrum

111 West Chesapeake Avenue  
Towson, MD 21204



887-3353

June 18, 1991

Mr. John Gontrum  
814 Eastern Blvd  
Baltimore, MD 21221

RE: Item No. 439, Case No. 91-448-A  
Petitioner: John Gontrum, et al  
Petition for Variance

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

111 West Chesapeake Avenue  
Towson, MD 21204



887-3353

Your petition has been received and accepted for filing this

5th day of June, 1991.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: John Gontrum, et al  
Petitioner's Attorney.

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: J. Robert Haines DATE: June 19, 1991  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: John Gontrum, Item No. 439

In reference to the petitioner's requested Variance, staff offers the following comment:

The structures subject to the instant request are landmark outbuildings and, as such, should be preserved. Saving them will be a positive benefit to the development of the Batter Brook Farms. Staff supports the applicant's request provided that the buildings not be altered in any way to detract from their unique historic, aesthetic value.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM439/ZAC1



100 East Loper Road, Suite 101  
Towson, MD 21204-3000

15-1088-0001

MAY 23, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JOHN CONTRUM  
Location: #6940 RT. 11STP EGAN  
Item No.: 439 Zoning Agenda: JUNE 4, 1991

Comments:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John B. Gontrum* Noted and Approved *John B. Gontrum*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JB/118

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for June 4, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 431, 441, 442, 443, 448, 449, and 451.

For Items 432, 439 and 444, the previous County Review Group comments are still applicable.

For Items 445, 446, 450 and 453, County Review Group Meetings are required.

For Item 447, this site is subject to the previous minor subdivision comments.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

received  
JUN 11 1991

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 26, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 4, 1991

Please see the C.R.G. comments for items number 432, 439 and 444.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

LAW FIRM

*Romadka, Gontrum & Hennequin, P.A.*

811 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE (410) 686-8271  
FAX (410) 686-0118

ROBERT J. ROMADKA  
JOHN B. GONTRUM  
JOHN O. HENNEQUIN  
DONALD E. SHEFFY  
NANCY E. DOWDY  
SHARON R. GAMBLE  
MARY H. BUCHANAN  
\*Also admitted in Florida

May 24, 1991

J. Robert Haines, Esq.  
Zoning Commissioner for Baltimore County  
County Office Building  
110 W. Chesapeake Ave.  
Towson, Maryland 21204

Re: Batterbrook Farm  
Item #439

Dear Mr. Haines:

In the above-referenced case we have asked for setback variances for existing farm buildings from the centerline of a proposed subdivision road. This matter was reviewed at C.R.G. in May of 1990, and subsequently agreements were negotiated with the local community association, The Greater Kingsville Civic Association.

The property currently is in the estate of my grandmother, and we are trying to wind up the estate and to pay the estate taxes. To do this we have to proceed with the subdivision to sell off at least some of the property. Obviously, we can not do this unless the variance issue is decided.

Accordingly, we would appreciate your consideration in obtaining a hearing date as soon as possible on the variance requests. If further information is necessary, please do not hesitate to contact me.

Very truly yours,

John B. Gontrum





RE COUNTY  
ANNING AND ZONING  
GRAPHIC MAP

SCALE  
1" = 200' ±

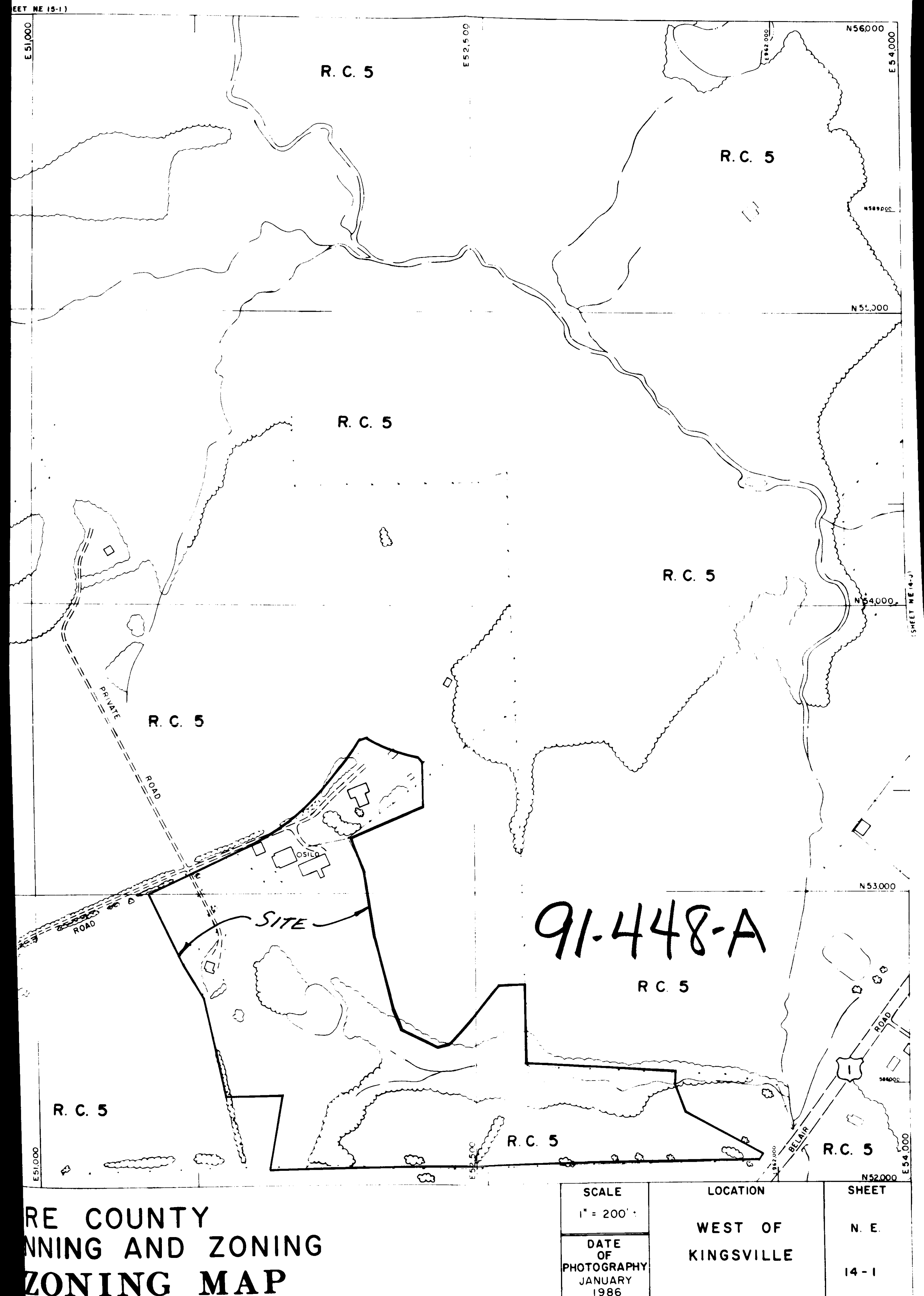
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
WEST OF  
KINGSVILLE

SHEET  
NE  
14-I

**91-448-A**

#439



RE COUNTY  
ANNING AND ZONING  
ZONING MAP

SCALE 1" = 200' ±	LOCATION WEST OF KINGSVILLE	SHEET N. E. 14 - I
DATE OF PHOTOGRAPHY JANUARY 1986		

#439





**PETITIONER'S  
EXHIBIT 1**

91-448-A

OFFICE OF PLANNING AND  
APPROVED BY

DIRECTOR OF PLANNING

ZONING COMMISSIONER

PLAT TO ACCOMPANY  
ZONING VARIANCE OR SPECIAL HEARING

**BATTER BROOK FARMS**

11TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

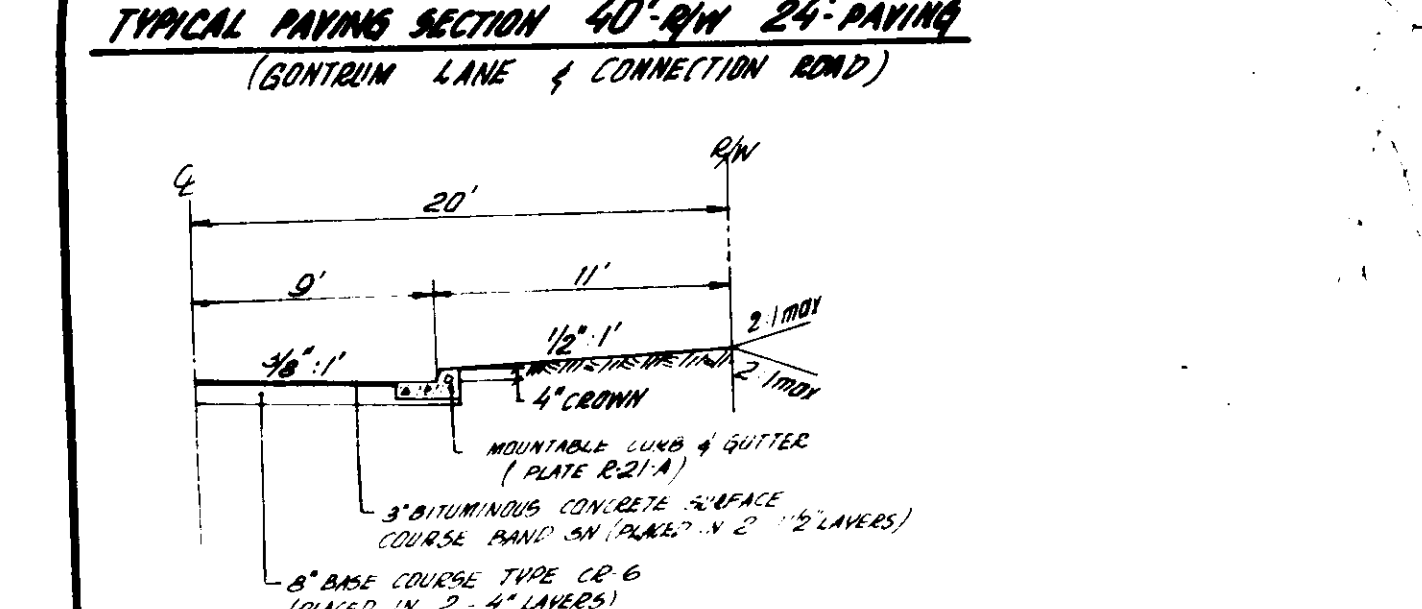
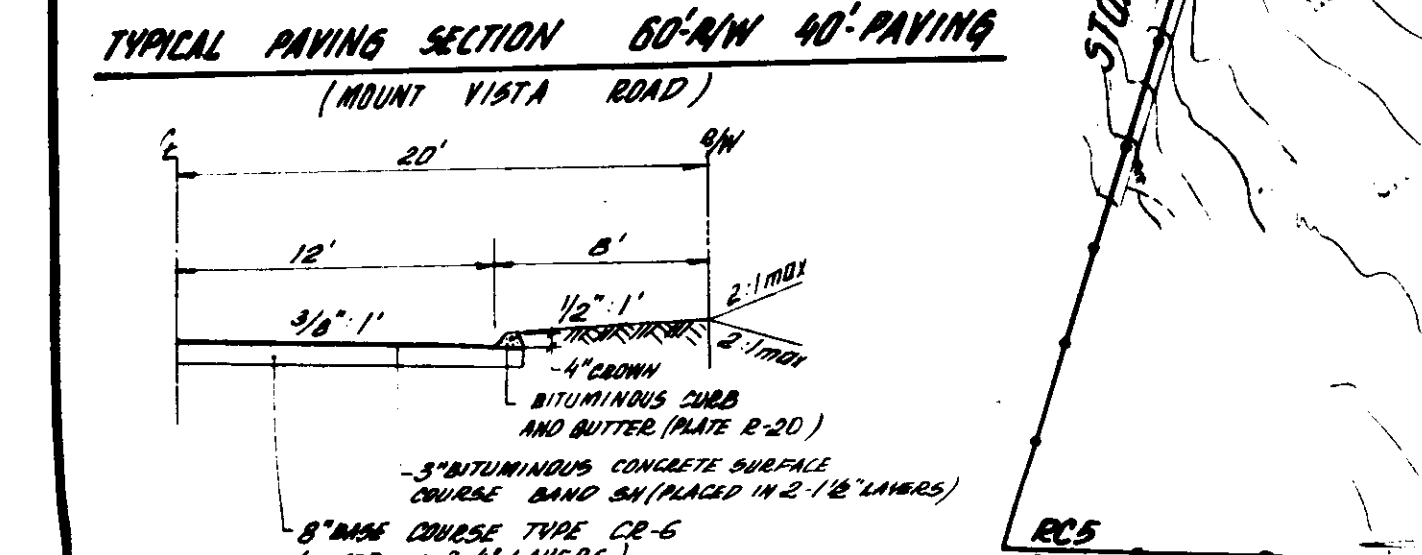
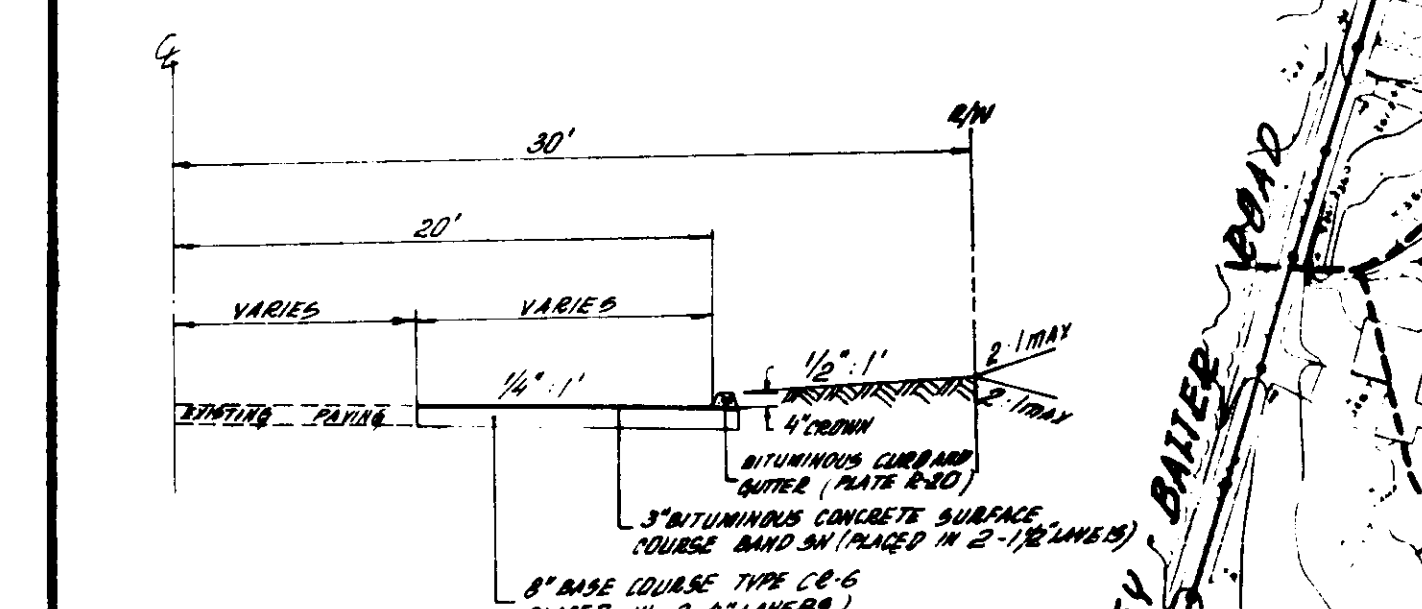
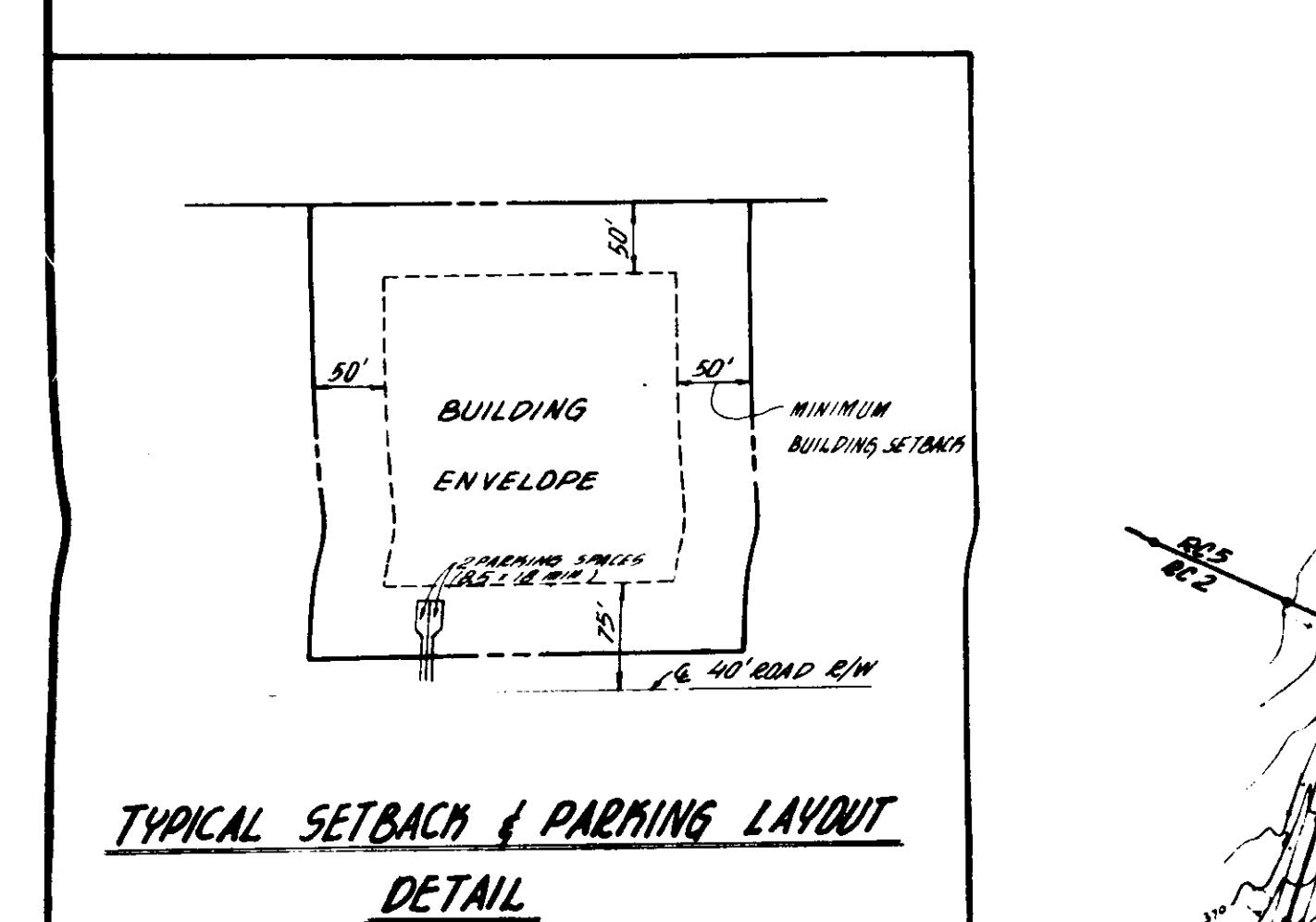
SCALE: 1" = 100'	DATE: 2/23/90	DWG 1 OF 1
------------------	---------------	------------

QUALITY	SERVICES	CURRENT REVENUE

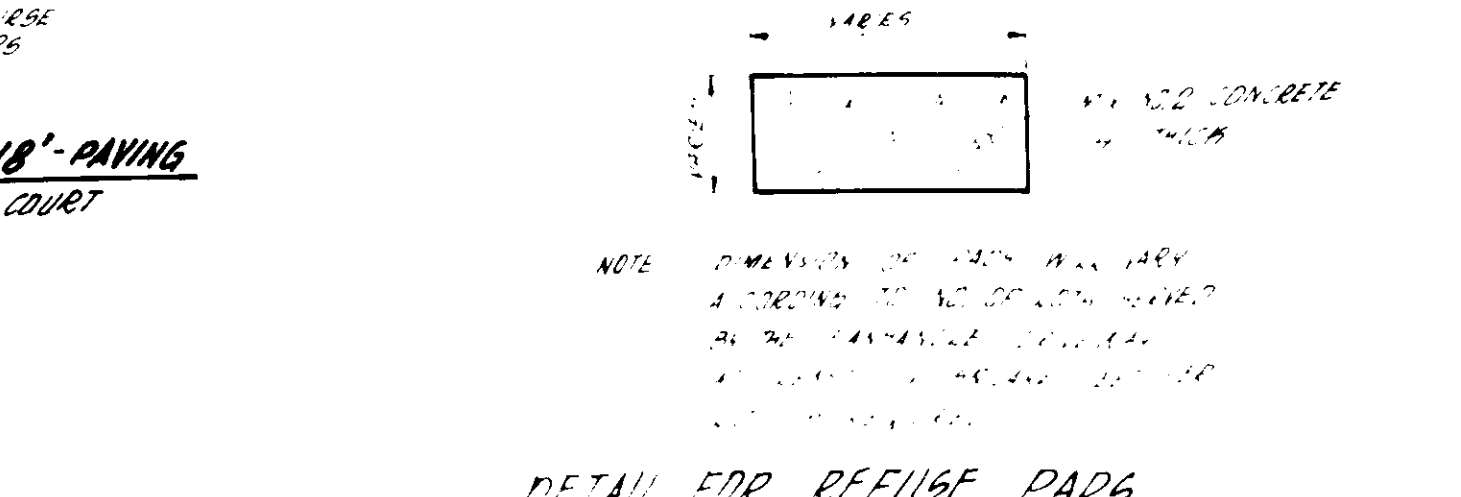
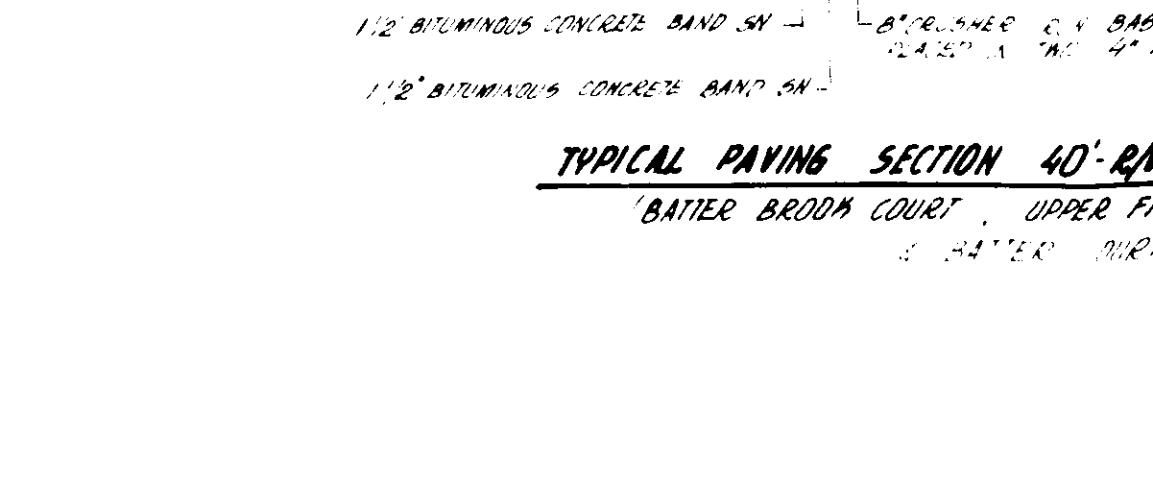


67B3	GLENNVILLE SILT LOAM	C	SEVERE HIGH WATER TABLE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
67E	LEGOSSE VERY STONY SILT LOAM	C	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
67C2	LEGOSSE SILT LOAM	C	MODERATE SLOPE	SEVERE SLOPE	MODERATE SLOPE	MODERATE SLOPE
67C3	GLENNVILLE LOAM	C	MODERATE SLOPE	SEVERE SLOPE	MODERATE SLOPE	MODERATE SLOPE
67B2	ALDINO SILT LOAM	D	MODERATE SEASONALLY FLOODED WATER TABLE	MODERATE SEASONALLY FLOODED WATER TABLE	SEVERE SLOPE	SEVERE SLOPE
67C2	NEHAMINY SILT LOAM	B	MODERATE SLOPE	SEVERE SLOPE	MODERATE SLOPE	MODERATE SLOPE
67B2	NEHAMINY SILT LOAM	B	SLIGHT	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
67A4	ALDINO SILT LOAM	D	MODERATE SEASONALLY FLOODED WATER TABLE	MODERATE SEASONALLY FLOODED WATER TABLE	SEVERE SLOPE	SEVERE SLOPE
67A	ALLUVIAL LAND	D	SEVERE HIGH WATER TABLE	SEVERE HIGH WATER TABLE	SEVERE SLOPE	SEVERE SLOPE

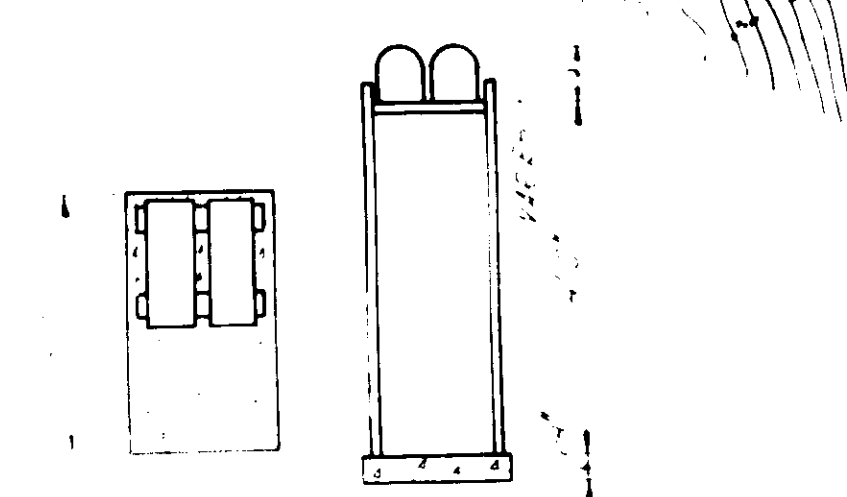
LOT NO.	AREA AC.	LOT NO.	AREA AC.
1	6.03	28	4.15
2	1.07	29	1.18
3	1.00	30	1.20
4	1.15	31	1.39
5	1.15	32	1.09
6	6.43	33	1.25
7	1.58	34	1.35
8	1.14	35	1.14
9	1.03	36	1.54
10	4.27	37	1.41
11	4.63	38	1.29
12	3.63	39	1.24
13	1.88	40	2.28
14	2.67	41	2.82
15	1.71	42	1.69
16	1.08	43	3.29
17	1.50	44	1.13
18	5.20	45	1.12
19	2.69	46	1.02
20	1.26	47	1.98
21	1.24	48	1.80
22	3.66	49	1.21
23	3.61	50	1.30
24	5.03	51	1.16
25	1.67	52	1.67
26	1.5	53	1.81
27	1.61	54	2.64
PARCEL 24	1.00	55	24.21
PARCEL 25	38.05		
PARCEL 26	1.35		



**KCW CONSULTANTS INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 1777 REISTERSTOWN ROAD  
 COMMERCENTER SUITE 175  
 BALTIMORE, MARYLAND 21208  
 TELE NO. (301) 484-0894



WATER QUALITY FACILITIES
WATER QUALITY TRAP No. 1 (between Lots 53 & 54) Impervious area = 12,000 sq ft Runoff requiring Quality Management = 400 of = 0.012 acft Storage Provided = 20' x 30' x 1' deep = 600 of Outfall (at section A-A) = V2 = 1.0 fpm
WATER QUALITY TRAP No. 2 (Parcel 24) Impervious area = 18,400 sq ft Runoff requiring Quality Management = 1,100 of = 0.025 acft Storage Provided = 40' x 30' x 1' deep = 1,200 of Outfall (at section B-B) = V2 = 1.1 fpm
WATER QUALITY TRAP No. 3 (between Lots 24 & 25) Impervious area = 26,400 sq ft Runoff requiring Quality Management = 1,100 of = 0.025 acft Storage Provided = 30' x 40' x 1' deep = 1,200 of Outfall (at section C-C) = V2 = 0.9 fpm
WATER QUALITY TRAP No. 4 (between Lots 40 & 41) Impervious area = 10,800 sq ft



**DEVELOPER/CONTRACT PURCHASER**  
 PINELAND DEVELOPMENT CORP.  
 ATTN: ELMER L. HARRIS  
 2416 VILLET VALLEY WAY